

01-04674

City Council  
Atlanta, Georgia

A SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-01-70  
11-8-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **1721 DeKalb Avenue, N.E.** be changed from the **I-2 (Heavy Industrial) and I-1 (Light Industrial)** District to the **I-1-C (Light Industrial Conditional) and C-2-C (Commercial Service Conditional)** District, as shown on the attached legal description.

ALL THAT TRACT or parcel of land lying and being in Land Lot **210** of the **15<sup>th</sup>** District of **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinance or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

### Conditions for Z-01-70

1. Site Plan entitled "Arizona Lofts" prepared by Rowhouse Architects, Inc., dated September 11, 2001, last revised October 11, 2001, and marked received by the Bureau of Planning October 22, 2001.
2. Renderings entitled "Arizona Lofts" prepared by Rowhouse Architects, Inc., dated September 11, 2001 and marked received by the Bureau of Planning October 22, 2001.
3. The attached document entitled "Conditions for Approval of The Arizona Lofts Located at 1721 College Ave.", identified as Exhibit B and consisting of three (3) pages and marked received by the Bureau of Planning November 8, 2001 is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

RCS# 3349  
12/03/01  
8:54 PM

Atlanta City Council

Regular Session

MULTIPLE 01-O-1704;01-O-1881;01-O-1880;01-O-1674  
01-O-0827;99-O-0515;1672;1510;1678;1514  
FILE

YEAS: 13  
NAYS: 0  
ABSTENTIONS: 0  
NOT VOTING: 3  
EXCUSED: 0  
ABSENT 0

Y McCarty	NV Dorsey	Y Moore	Y Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
NV Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

CORRECTED COPY

MULTIPLE

01-0-1674

(Do Not Write Above This Line)

AN ORDINANCE Z-01-70  
BY: ZONING COMMITTEE

AN ORDINANCE REZONING FROM THE I-2 (HEAVY INDUSTRIAL) DISTRICT AND THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE I-1 (LIGHT INDUSTRIAL) DISTRICT AND THE C-2 (COMMERCIAL SERVICE) DISTRICT, PROPERTY KNOWN AS 1721 DEKALB AVENUE, N.E. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1 - FROM I-2 AND I-1 TO C-2, ARIZONA AVENUE, N.E. - FRONTING 134.39 FEET ON THE WEST SIDE OF ARIZONA AVENUE BEGINNING 575 FEET SOUTH FROM THE SOUTHWEST CORNER OF LAFRANCE STREET. DEPTH: VARIES; AREA: 2.36063 ACRES;

TRACT 2 - FROM I-2 AND I-1 TO C-2, N.E. CORNER OF ARIZONA AVENUE AND ROGERS STREET, N.E. - FRONTING 153.92 FEET ON THE EASTERLY SIDE OF ARIZONA AVENUE BEGINNING AT THE NORTHEAST CORNER OF ROGERS STREET. DEPTH: VARIES; AREA: 0.78773 ACRES;

FILED BY  
CITY COUNCIL

- ☐ CONSENT REFER  
☒ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER

Date Referred 10/15/01

Referred To: ZRB i Zoning

## First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

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Committee

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